




BEST[®]
ESTATE AGENT GUIDE
2023 · EXCEPTIONAL
SALES

Building Plot

The Gables, Hundleby, Lincs. PE23 5RD

BELL
ROBERT BELL & COMPANY

Plot 1, The Gables, Main Road, Hundleby



Front Elevation



Side Elevation



Rear Elevation

- A UNIQUE DEVELOPMENT OPPORTUNITY, SITUATED WITHIN A HIGHLY DESIRABLE PRIVATE, GATED PARKLAND SETTING
- LARGE PLOT WITH POTENTIAL TO ENLARGE THE APPROVED DWELLING
- EXTANT PLANNING CONSENT FOR AN ATTRACTIVE THREE-BED DETACHED BUNGALOW WITH A G.E.F.A. OF APPROX. 1,095 SQ.FT. (101.81 SQ.M.)
- SINGLE GARAGE ALREADY CONSTRUCTED
- SERVICE CONNECTIONS PAID FOR
- EXCLUSIVE ATTRACTIVE DEVELOPMENT WITH GOOD SALES HISTORY



LOCATION

Hundleby village is situated adjacent to the small historic market town of Spilsby, on the eastern edge of the Lincolnshire Wolds, at the junction of the A16 and B1195. Horncastle is approx. 11 miles to the west and Boston approx. 17 miles to the south. Spilsby offers a good range of local shops, schools and services. Hundleby village has its own Public House.

The Gables is situated on the southern side of Main Road, running through the centre of the village.

GENERAL DESCRIPTION

The Gables, is a private gated development, comprising a low-density parkland scheme of bungalows, with attractive features, such as stone coped parapet gable walls. Plot 1 is the first opportunity for a self-build property within the scheme, with full planning consent, yet scope to amend/enlarge the approved design.

The plot is laid predominately to lawn with open frontage to the private drive, with an established rear boundary of fencing, mature trees and hedgerow, and further mature trees to the north, further enhance the setting.

The approved semi-detached single storey brick and pantile garage has been constructed, with a mains electricity supply and is included in the sale.

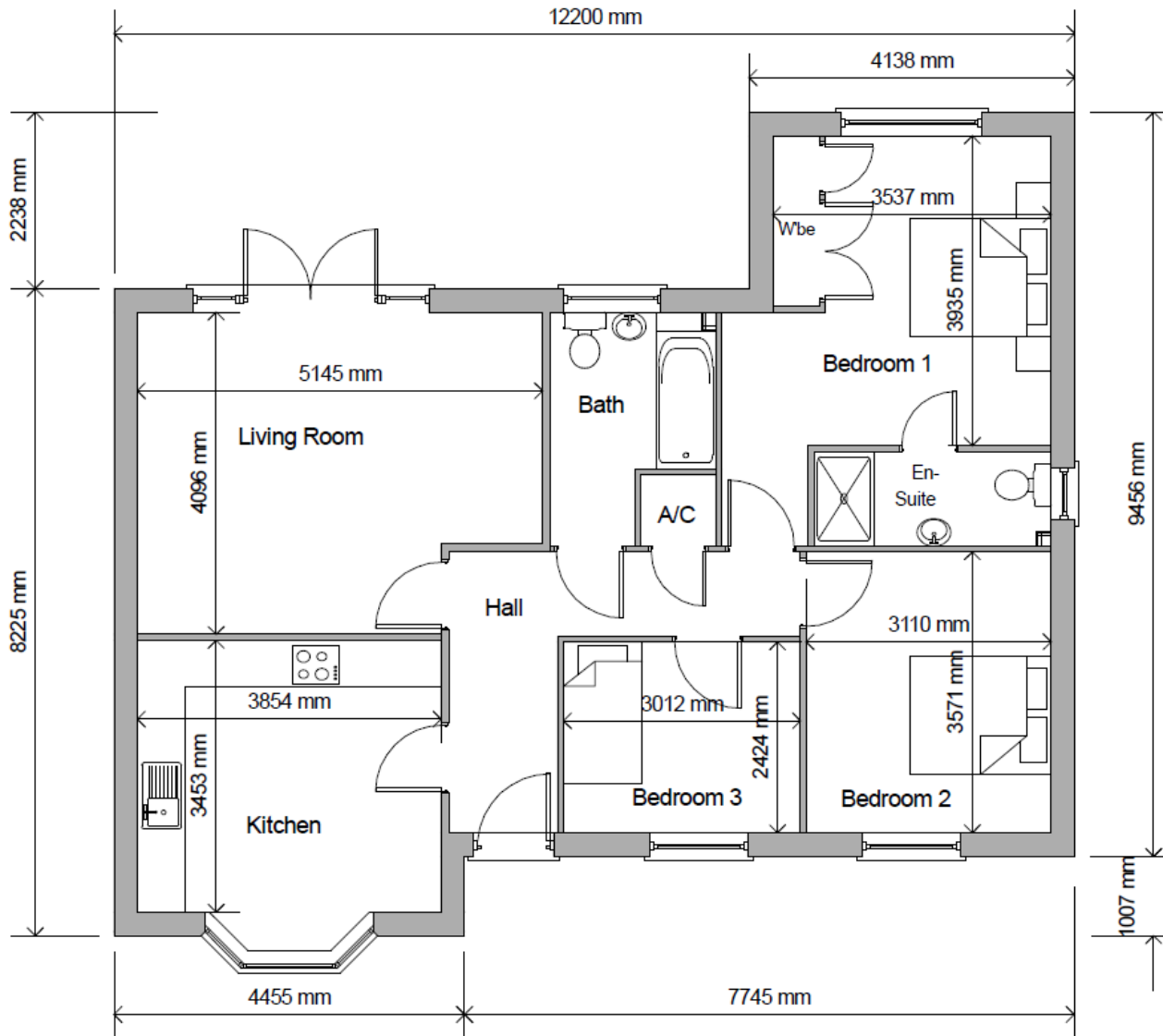
PROPOSED ACCOMMODATION

The proposed dwelling has a G.E.F.A. of approx. 1,095 sq.ft. (101.81 sq.m.).

Hallway; Sitting Room; Kitchen; Three Bedrooms (one En-Suite); Family Bathroom.

Plot Dimensions

Frontage approx. 142' Max depth approx. 90'



DISCLAIMER

Messrs Robert Bell & Company for themselves and for vendors or lessors of this property whose agents they are given notice that:

- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;
- No person in the employment of Messrs Robert Bell & Company has any authority to make or give any representation of warranty whatever in relation to this property.
- All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.

Services

Mains electricity is connected to the garage. We are informed that mains gas and water supply connections have been paid for by the vendor; mains drainage is available.

Town & Country Planning

The plot has an extant full planning consent for a detached bungalow and garage, under Ref. N/088/01408/16 granted by East Lindsey District Council on 10th June 2016.

Further enquiries should be directed to:

East Lindsey District Council
 The Hub
 Mareham Road
 Horncastle LN9 6PH
 T. 01507 601111

Terms

The land is offered for sale freehold with full vacant possession on completion. The plot owner will have shares in a management company, with a service charge payable for the maintenance of communal areas. Further information available on request.

Viewing

At any reasonable time on site, accompanied by a set of sale particulars.

Guide Price OIRO £140,000

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